

TRANSFER  
TAX  
PAID

WARRANTY DEED  
15267  
Joint Tenancy

64-1-78 ✓  
56-16

KNOW ALL MEN BY THESE PRESENTS,

That WAYNE K. WHEELER and PAMELA R. WHEELER, husband and wife, both of Waterville, County of Kennebec and State of Maine, in consideration of ONE (\$1.00) DOLLAR and other valuable considerations paid by ROBERT H. WILES and SALLY McCUE WILES, both of Waterville, County of Kennebec and State of Maine, and whose mailing address is P.O. Box 921, Waterville, Maine 04901, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said ROBERT H. WILES and SALLY McCUE WILES, as joint tenants and not as tenants in common, their heirs and assigns forever,

A CERTAIN lot or parcel of land, with the buildings thereon, situated in Waterville, in the County of Kennebec and State of Maine and more particularly bounded and described as follows:

COMMENCING at a point at the intersection of the southerly line of Eustis Parkway with the easterly line of Rupert Street; thence in a general easterly direction along the southerly line of Eustis Parkway a distance of one hundred five (105) feet to a point; thence in a general southerly direction a distance of one hundred (100) feet to a point; thence in a general westerly direction a distance of one hundred five (105) feet along the northerly line of land owned by one Herbert Sterns to a point in the easterly line of Rupert Street; thence in a general northerly direction along the easterly line of Rupert Street a distance of one hundred (100) feet to the point of beginning.

ALSO another certain lot or parcel of land with the buildings thereon situated in said Waterville and more particularly bounded and described as follows, to wit:-

COMMENCING at a point in the southerly line of Eustis Parkway situated one hundred and five (105) feet easterly of the intersection of Rupert Street and Eustis Parkway and in the northeast corner of premises of the within Grantees; thence in a general southerly direction along the easterly line of land of the within Grantees a distance of one hundred (100) feet to the point in the northerly line of premises owned by one Herbert Sterns; thence in a general easterly direction along the northerly line of premises owned by Herbert Sterns a distance of thirty-five (35) feet; thence in a general northerly direction in a line parallel with the westerly line of the within conveyed premises a distance of one hundred (100) feet to a point situated in the southerly side of Eustis Parkway; thence in a general westerly direction a distance of thirty-five (35) feet to the point of beginning.

THE above described parcel of land is conveyed subject to certain restrictions and covenants as recited in a deed from Rosenthal Investment, Inc., to Phillip M. Rosenthal and Marion S. Rosenthal dated July 26, 1968 and recorded in the Kennebec Registry of Deeds, Book 1474, Page 36.

Being the same premises conveyed to the Grantors herein by Warranty Deed of Lawrence and Gail Griffin dated June 1, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2474, at Page 181.

To Have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said ROBERT H. WILES and SALLY McCUE WILES, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

And we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances that we have good right to sell and convey the same to the said Grantees

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to hold as aforesaid; and that we and our heirs and assigns shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims and demands of all persons.

In Witness Whereof, we, the said WAYNE K. WHEELER and PAMELA R. WHEELER, joining in this deed as Grantors, relinquishing and conveying all rights by descent and all other rights in the above described premises have hereunto set our hands and seals this 17th day of July, 1986.

Signed, Sealed and Delivered  
in the presence of

Ralph R. Palmer  
Ralph R. Palmer

Wayne K. Wheeler  
WAYNE K. WHEELER

Mary E. Sale  
Mary E. Sale

Pamela R. Wheeler  
PAMELA R. WHEELER

STATE OF MAINE  
COUNTY OF KENNEBEC

July 17, 1986

Personally appeared the above named Wayne K. Wheeler and Pamela R. Wheeler and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Ralph R. Palmer  
Notary Public J.P. Ralph R. Palmer  
( )  
MY COMMISSION EXPIRES APRIL 20, 1989  
2/21/87